

Fire Sprinkler Amendments: Ordinance 2013-07

Chapter 9 Fire Protection Systems

Section 903.2 - Where Required

This section is revised to read:

Approved automatic sprinkler system in new building and structures shall be provided in the locations described in sections 903.2.1 through 903.2.12, and may be required in additions and remodels of existing structures as described in Section 903.2.01.1 and 903.2.03.

Life safety sprinkler systems shall meet National Fire Protection Association Standards 13-D and 13-R most current edition and the City of Encinitas installation policies as appropriate.

Section 903.2.01.1 Additions.

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow of 1,500 gallons per minute as calculated per Section 507.3. The fire code official may require an automatic sprinkler system be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims and hazardous brush.

Section 903.2.01.2 Remodels or Reconstruction.

An automatic sprinkler system installed in accordance with Section 903.3 may be required if the scope of work includes significant modification to the interior and/or roof of the building, and the cost of the installation does not exceed 15 percent of the construction costs of the remodel.

Section 903.2.02 Commercial and Group U.

An automatic sprinkler system installed in accordance with Section 903.3 shall be required in buildings and structures where the required fire flow exceeds 1500 gallons per minute as calculated by Section 507.3., or when the square footage of a new commercial building exceeds 5000 square feet. The fire code official may also require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush.